Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	20 Mortimore Street, Bentleigh Vic 3204

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $1,790,000

Median sale price

Median price $1,820,000 Property Type House Suburb Bentleigh

Period - From 01/01/2026 to 31/03/2026 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	31 Small Rd BENTLEIGH 3204	$1,565,000	18/04/2026
2	203 Centre Rd BENTLEIGH 3204	$1,870,000	28/03/2026
3	42 Mawby Rd BENTLEIGH EAST 3165	$1,840,000	03/12/2025

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 18/05/2026 13:22

20 Mortimore Street, Bentleigh Vic 3204

JellisCraig

Gavin van Rooyen
9593 4500
0429 129 229
gavinvanrooyen@jelliscraig.com.au



3 2 2

Property Type: House

Indicative Selling Price
$1,790,000
Median House Price
March quarter 2026: $1,820,000

Comparable Properties



31 Small Rd BENTLEIGH 3204 (REI)

3 2 3

Price: $1,565,000
Method: Auction Sale
Date: 18/04/2026
Property Type: House (Res)
Land Size: 726 sqm approx

Agent Comments



203 Centre Rd BENTLEIGH 3204 (REI)

4 3 2

Price: $1,870,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 769 sqm approx

Agent Comments



42 Mawby Rd BENTLEIGH EAST 3165 (REI/VG)

4 3 3

Price: $1,840,000
Method: Sold Before Auction
Date: 03/12/2025
Property Type: House (Res)
Land Size: 725 sqm approx

Agent Comments

REIV THE DIFFERENCE

propertydata.com.au

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